

**WOODS CROSS PLANNING COMMISSION MEETING  
OCTOBER 27, 2015**

**MEMBERS PRESENT:**

Leo Beecher, Chairman  
Jennifer Bassarear  
Dan Bradford

Brent Page  
Curtis Poole  
Gary Sharp  
Matt Terry

**STAFF PRESENT:**

Tim Stephens, Community Development Director  
Bonnie Craig, Secretary

**VISITORS:**

James Sheldon  
Lois Schrader  
Don Schrader  
Claudia Johnson

**PLEDGE OF ALLEGIANCE:**

Matt Terry

**SWEARING IN OF PLANNING COMMISSION MEMBERS**

The Community Development Director gave the floor to the City Recorder who administered the Oath of Office to Mr. Gary Sharp and Mr. Dan Bradford for their reappointment to the Planning Commission. Chairman Beecher and the rest of the Planning Commission members congratulated them on their reappointment and thanked them for their willingness to continue to serve the community of Woods Cross.

**APPROVAL OF MINUTES**

The Commission reviewed the minutes of the Planning Commission meeting held September 8, 2015. After their review, Commissioner Page made a motion to approve the minutes as written with Commissioner Bassarear seconding the motion and the motion carried.

**OPEN SESSION**

Chairman Beecher then opened the meeting to public comments regarding items that were not on the agenda.

Mr. James Sheldon, a member of the Woods Cross City Council appeared before the Commission. He said he would be attending the Planning Commission meetings on behalf of the City Council and would be keeping the Council updated on the activities of the Planning Commission. Council Member Sheldon thanked the Commission for their service to the community and for the work they do on the Planning Commission.

There were no further items for the open session and Chairman Beecher closed the open session.

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**CORNER HOUSE PLAYSCHOOL HOME OCCUPATION REQUEST—1419 WEST  
1975 SOUTH—CLAUDIA JOHNSON**

Mr. Tim Stephens, the Community Development Director reviewed this item with the Commission. He said Ms. Claudia Johnson would like to operate a preschool for a group of no more than eight enrolled children. The parents would drop the children off at the home for an hour and forty-five minutes, two days a week.

Ms. Claudia Johnson then came before the Commission. The Commission asked Ms. Johnson if she had any questions regarding the conditions as outlined for the operation of the preschool. Ms. Johnson said she did not have any questions or problems regarding the conditions as outlined and said she had been working closely with the city staff to get things in order for her preschool. She said she had met with the Fire Marshall and everything was in good order for her to start operating the preschool.

There were no further questions from the Commission and Commissioner Poole made a motion to approve the home occupation for Ms. Claudia Johnson for the Corner House Playschool with the following conditions:

1. Applicant's operation shall be in conformance at all times with any government agency having jurisdiction over the business activity or property.
2. No more than eight students shall be permitted during any one preschool session.
3. At no time shall the applicant's preschool business activity negatively impact the neighborhood or properties.

Commissioner Terry seconded the motion and the motion carried.

**K-MART SITE REDEVELOPMENT UPDATE**

Mr. Stephens then updated the Commission on the plans moving forward for the K-Mart Redevelopment site. He said that Smith's had requested the direction their store faced to be relocated from what the plans originally showed so they could fit a larger store in the area. He also went over some of the other proposed plans for the development and showed the Commission some concept drawings of some of the other businesses that might be built within the project area.

**TELECOMMUNICATIONS AMENDMENT UPDATE**

Mr. Stephens then updated the Commission on the amendment to the telecommunications ordinance within the city he had been working on. He said there have been several mobile phone companies that have approached the city and would like to place cell phone towers within the community. These towers have not been allowed within city neighborhoods because they are large and would be out of character in a neighborhood setting. He noted he has been working with the city attorney to amend the ordinance so it is more current with newer technology such as

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micro antennas as well as the possibility of permitting stealth towers that would hide the phone towers in things like large flag poles or light poles to disguise them in a neighborhood setting. He said he would keep the Commission updated with any new information that he received regarding this amendment.

**ADJOURNMENT**

There being no further business before the Planning Commission, Commissioner Bradford made a motion to adjourn the meeting at 7:15 P.M.

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Leo Beecher, Chairman

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Bonnie Craig, Secretary